

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/622

- Applicant** : Prime Surplus Management Limited represented by Metro Planning and Development Company Limited
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
- Site Area** : About 11,762m² (including GL of about 8m² or 0.1%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/4 (*currently in force*)
- Draft HSK and HT OZP No. S/HSK/3
(*at the time of submission*)
- [the zonings and development restrictions for the application site (the Site) remain unchanged on the OZP No. S/HSK/4]*
- Zonings** : (i) “Residential (Group B)2” (“R(B) 2”) (about 61.3%);
[Restricted to a maximum plot ratio (PR) of 2.5 and a maximum building height (BH) of 90mPD]
- (ii) “Open Space” (“O”) (about 24.5%);
- (iii) “Residential (Group B)1” (“R(B)1”) (about 11.2%); and
[Restricted to a maximum PR of 3.5 and a maximum BH of 90mPD]
- (iv) area shown as ‘Road’ (about 3%).¹
- Application** : Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary logistics centre with ancillary site office for a period of three years at the Site falling within an area zoned “R(B)2”, “O” and “R(B)1” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years at the Site requires planning permission from the Town Planning Board

¹ Minor portion of the Site falls within an area shown as ‘Road’ (about 340m²) which could be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP and is not included in the planning assessment for the current application.

(the Board). The Site is currently used for the applied use without valid planning permission.

- 1.2 The Site is accessible from Lau Fau Shan Road with the ingress/egress point at the northeastern part of the Site (**Plan A-2**). According to the applicant, a two-storey temporary structure (not more than 12m in height) with a floor area of about 17,440m² is used for logistics centre with rain shelters and site office while four single-storey temporary structures (about 4m to 6.5m in height) with a total floor area of about 134m² are used for water tank and pump room, electric meter room, toilet and guard room. Four loading/unloading (L/UL) spaces for medium/heavy goods vehicle (M/HGV) (11m x 3.5m each) and two L/UL spaces for container trailers/tractors (16m x 3.5m each) are provided within the Site (**Drawing A-1**). The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Plans showing the site layout, as-built drainage facilities and fire service installations (FSIs) submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.3 The Site, in part or in whole, was involved in 10 previous applications for various temporary logistics centre, open storage of container trailers/tractors and container repairing area uses, of which five applications for temporary logistics centre were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2015 and 2024 respectively (details at paragraph 6 below) (**Plan A-1**). Compared with the last approved application No. A/HSK/456, the current application is submitted by the same applicant at the same site with the same layout and development parameters.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 9.7.2026 (**Appendix I**)
 - (b) Further Information (FI) received on 13.8.2026* (**Appendix Ia**)
 - (c) FI received on 31.8.2026* (**Appendix Ib**)
 - (c) FI received on 13.10.2026* (**Appendix Ic**)

**accepted and exempted from publication and recounting requirements*
- 1.5 On 28.8.2026, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ic** respectively. They can be summarised as follows:

- (a) the applicant undertakes to terminate the occupation of GL and cease the operation for handing over the Site when requested by the Government;
- (b) four previous planning applications for the same applied use at the Site have been approved since 2016. Besides, there are similar approved planning applications for open storage and port back-up uses in the surrounding areas;

- (c) the application conforms with the relevant Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G) and the applied use is not incompatible with the surrounding environment including open storage use and port back-up activities;
- (d) the applicant has complied with all approval conditions under the last approved application except for the implementation of FSIs proposal. In support of the application, the applicant has submitted the FSIs proposal and approved plumbing proposals;
- (e) the applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zones. Adverse traffic, environmental and drainage impacts are not anticipated; and
- (f) there is a shortage of land for port back-up uses in Ha Tsuen.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing notices on local newspapers and sending notice to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

TPB PG-No.13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance promulgated on 14.4.2023 is relevant to the application. The Site falls within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to any active planning enforcement action.

6. Previous Applications

- 6.1 The Site, in part or in whole, was involved in 10 previous applications (No. A/YL-HT/242, 307, 308, 500, 501, 934 and 1017 and A/HSK/145, 321 and 456) for various temporary logistics centre, open storage of container trailers/tractors, container trailer/tractor park and container repairing area uses. All of them were approved with conditions by the Committee/Board on review between 2002 and 2024. Details of these applications are summarised in **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Five applications (No. A/YL-HT/934, 1017 and A/HSK/145, 321 and 456) for temporary logistics centre with ancillary office and/or parking of vehicles were approved with conditions by the Committee between 2015 and 2024 mainly on the

considerations that the temporary uses were not incompatible with the surrounding environment; being generally in line with the relevant TPB PG-No. 13 and there were no adverse comments from concerned government departments. The last application No. A/HSK/456 for renewal of planning approval for temporary logistics centre with ancillary office was approved with conditions by the Committee on 12.1.2024 but the planning permission was subsequently revoked on 12.10.2025 due to non-compliance with time-limited approval condition regarding the implementation of FSIs proposal.

- 6.3 The other five approved applications (No. A/YL-HT/242, 307, 308, 500 and 501) for temporary open storage of container trailers and tractors, container trailer/tractor park or container repairing area are not relevant to the current application which is for a different use.

7. Similar Applications

There are 15 similar applications (No. A/HSK/338, 389, 391, 413, 432, 439, 450, 501, 510, 522, 536, 553, 572, 592 and 596) involving various temporary logistics centre uses straddling/within the subject “R(B)2”, “O” and “R(B)1” zones in the past five years. All of them were approved with conditions by the Committee between 2021 and 2026 mainly on similar considerations as mentioned in paragraph 6.2 above. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1a to A-4b)

- 8.1 The Site is:

- (a) accessible from Lau Fau Shan Road; and
- (b) currently used as the applied use without valid planning permission.

- 8.2 The surrounding areas are predominantly occupied by logistics centre, open storage yards and warehouses intermixed with car repairing workshop and residential dwellings. Some of these uses are covered by valid planning permission.

9. Planning Intentions

- 9.1 The planning intention of the “R(B)” zone is primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.
- 9.2 The planning intention of the “O” zone is primarily for provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government departments as set out in paragraph 10.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV** and **V** respectively.

10.2 The following government departments object to, do not support or have adverse comments on the application:

Land Administration

10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)

- (a) he objects to the application;
- (b) the Site comprises Old Schedule Agricultural Lots (OSALs) and GL held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for the occupation of the GL (about 8m²) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- (c) the private lots within the Site covered by Short Term Waivers (STW) are listed below:

STW No.	Lot(s) in D.D. 129	Uses
1975	3114 RP	Storage and Repair of Container Boxes
4964	3066, 3103	Temporary Logistics Centre with Ancillary Site Office
4965	3077	
4966	3094, 3095, 3099, 3100, 3102, 3105, 3115 RP, 3116 RP	
4967	3096	
4968	3098 S.B	
4969	3098 S.C	
4970	3098 S.D	
4971	3101	
4972	3104	

- (d) the GL in the Site are covered by Short Term Tenancy (STT):

STT No.	Uses
3179	Temporary Logistics Centre with Ancillary Site Office

- (e) his advisory comments are at **Appendix V**.

Environment

10.2.2 Comments of the Director of Environmental Protection:

- (a) he does not support the application as there are sensitive uses in the vicinity of the Site (i.e. residential dwellings within 100m from the boundary of the Site) (**Plan A-2**);
- (b) no environmental complaints pertaining to the Site were received in the past three years; and

- (c) should the application be approved, the applicant should note his advisory comments in **Appendix V**.

Long-term Development

- 10.2.3 Comments of the Chief Engineer/Northern Metropolis Railways Division (2), Highways Department (CE/NMRD(2), HyD):

the Site falls within the project boundary of the proposed Lau Fau Shan Station of the Hong Kong Section of Hong Kong-Shenzhen Western Rail Link (HSWRL). As his office plans to invite tenders for construction of HSWRL in 2027 for tentative commencement in 2028, it is considered that approving the planning application for a period of three years will pre-empt the HSWRL development.

11. Public Comment Received During Statutory Publication Period

On 17.7.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary logistics centre with ancillary site office for a period of three years at the Site which is zoned “R(B)2”, “O” and “R(B)1” on the OZP. Whilst the applied use is not in line with the planning intentions of the “R(B)” and “O” zones, the Site falls within the project boundary of the HSWRL and the study of Lau Fau Shan Development. CE/NMRD2, HyD advises that the Site falls within the project boundary of HSWRL and his office plans to invite tenders for construction of HSWRL in 2027 for tentative commencement in 2028 and the Project Manager (West) of Civil Engineering and Development Department advises that the implementation programme and land resumption/clearance programme are currently being reviewed under the investigation study and subject to change. The Director of Leisure and Cultural Services also advises that there is no plan to develop the Site into any recreation or sports venue in the coming three years. Approval of the application on temporary basis of three years would not jeopardise the long-term development of the Site. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.
- 12.2 The applied use is considered not incompatible with the surrounding areas which are predominantly occupied by logistics centres, open storage yards and warehouses intermixed with car repairing workshops and residential dwellings, with some of these uses covered by valid planning permission (**Plan A-2**).
- 12.3 The applied use is generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA and five previous planning approvals for temporary logistics centre have been granted by the Committee between 2015 and 2024. While the planning permission granted under the last application No. A/HSK/456 was revoked due to non-compliance with the approval condition regarding the implementation of FSIs proposal, the applicant has submitted a FSIs proposal (**Drawing A-4**) and the certificate demonstrating that permanent connection of fresh water supply to the Site

for the purpose of fire services has been made (**Appendix I**) in support of the current application. The Director of Fire Services has no objection to the application and considered the submitted FSIs proposal acceptable. In this regard, sympathetic consideration may be given to the application. The applicant will be advised that should it fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration may not be given to any further applications.

- 12.4 Other relevant government departments consulted including the Commissioner for Transport and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic and drainage perspectives respectively. While DEP does not support the application as there are sensitive uses in the vicinity (i.e. residential dwelling within 100m from the boundary of the Site) (**Plan A-2**), there was no environmental complaint pertaining to the Site received in the past three years. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisances on the surrounding areas. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Regarding DLO/YL, LandsD’s comments on unauthorised occupation of GL within the Site and CE/NMRD(2)’s comments on the HSWRL development, the applicant has submitted FI (**Appendix Ia**) undertaking to terminate occupation of the adjoining GL and to cease operation and handover the Site when required by the Government. The applicant will also be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 12.5 Five previous applications for temporary logistics centre with ancillary office and/or parking of vehicles use and 15 similar applications straddling/within the same “R(B)” or “O” zones in the past five years were approved by the Committee. Approval of the current application is in line with the previous decisions of the Committee.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department has no objection the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until **23.10.2029**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **23.1.2027**;

- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **23.7.2027**;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The Recommended Advisory Clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intentions of the "R(B)" and "O" zones which are for medium-density residential development and for provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public respectively. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form with Attachments received on 9.7.2026
Appendix Ia	FI received on 13.8.2026
Appendix Ib	FI received on 31.8.2026
Appendix Ic	FI received on 13.10.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	As-built Drainage Plan
Drawing A-23	FSIs proposal

Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**